

# NOTE: CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND OR OVERHEAD UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. LOCATION, SIZE AND MATERIAL SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS, SUPPLIED BY THE RESPECTIVE UTILITY COMPANY. B.U.D. MUST BE NOTIFIED 24 HOURS PRIOR TO ANY EXCAVATION FOR VERIFICATION OF LOCATION, SIZE AND MATERIAL. CALL 266-5123 OR 1-800-752-6007.

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Chas R. Edinger III*  
DATE: 9/17/09  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS

## NOTICE

PERMITS SHALL BE ISSUED  
ONLY IN CONFORMANCE  
WITH THE BINDING ELEMENTS  
OF THIS DISTRICT  
DEVELOPMENT PLAN.

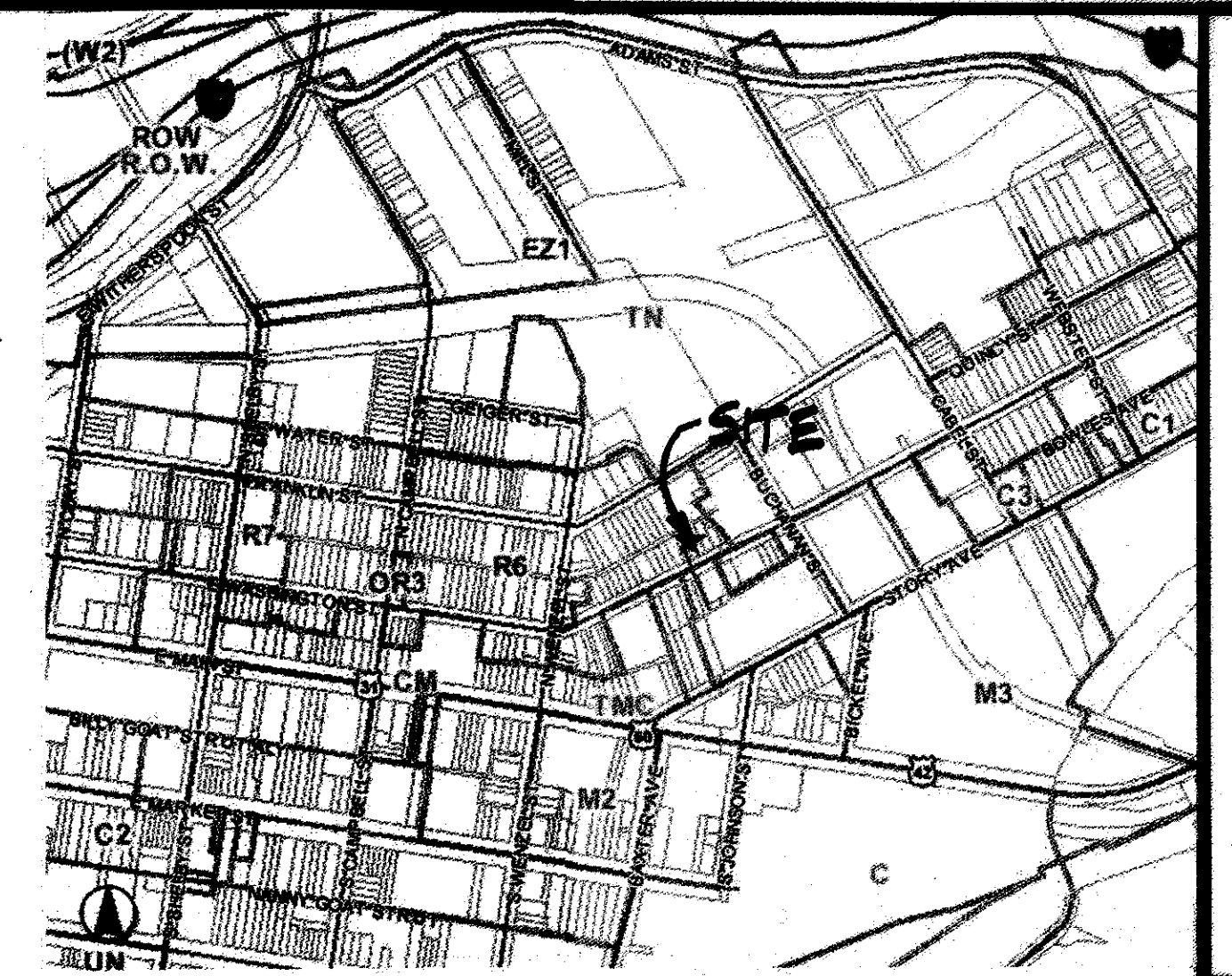
James R. Harpe  
1038 Franklin St.  
Louisville, KY 40206-1812

James R. Harpe  
1022 Franklin St.  
Louisville, KY 40206

James H. & Elsie Garner  
1039 E. Washington St.  
Louisville, KY 40206

Chas R. Edinger III  
4302 Twin Elm Ct.  
Louisville, KY 40241

Edinger Brothers LLC  
4302 Twin Elm Ct.  
Louisville, KY 40241



VICINITY MAP

NO SCALE

## GENERAL NOTES

1. AN EROSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
2. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING PANEL 21111C0026E.
4. SANITARY SEWER SERVICE IS AVAILABLE BY CONNECTION SUBJECT TO FEES. TREATMENT OF WASTEWATER BY MORRIS FORMAN WWTP.
5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED FOR BRICK/COBBLESTONE ALLEY IMPROVEMENTS AND SIDEWALK CONSTRUCTION.
6. BOUNDARY TAKEN FROM DEED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
7. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
8. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT REQUIRED ALONG N. JOHNSON STREET FRONTAGE PRIOR TO CONSTRUCTION APPROVAL.
9. LOTS SHALL BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.

## SITE DATA

EXISTING ZONING: R-6 PROPOSED ZONING: R-7  
EXISTING USE: VACANT PROPOSED USE: MULTI-FAMILY  
PROPOSED DWELLING UNITS = 4 GROSS FLOOR AREA = 5,471 SF  
EXISTING & PROPOSED FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
TOTAL GROSS FLOOR AREA: 5,471 SF NET SITE AREA: 5,271 SF  
GROSS SITE DENSITY: 31.85 DU/AC NET SITE DENSITY: 33.06 DU/AC  
FLOOR AREA RATIO: 0.949  
PARKING SPACES REQUIRED: 10 MAX. (2.5 PER DU) 6 MIN. (1.5 PER DU)  
PARKING SPACES PROVIDED: 6 (4 ON-STREET; 2 OFF-STREET)

## PRIVATE YARD CALCULATION

20% REQUIRED PRIVATE YARD : 5,271 SF LOT X 20% = 1,054 SF MINIMUM REQUIRED  
1,220 SF PROVIDED

## PRELIMINARY APPROVAL

Condition of Approval:

*Chas R. Edinger III* 9/17/09  
Development Review Date

LOUISVILLE/JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

## LEGEND

- EXISTING POWER POLE
- EX. GUY ANCHOR
- EX. OVERHEAD ELEC. & TELE.
- EX. WATERLINE
- EX. CONTOURS
- EX./PROPOSED DRAINAGE FLOW
- EX. TREES & SHRUBS

SCALE IN FEET  
0 10 20 30

RECEIVED  
SEP 14 2009  
PLANNING &  
DESIGN SERVICE

DN 9884

NO.	DATE	DESCRIPTION	BY
3	9-14-09	PER AGENCY COMMENTS	JA
2	8-17-09	PER AGENCY COMMENTS	JA
1	7-13-09	SUBMITTAL PER PRE-APP	JA

DATE  
7/13/09

SHEET NO.

1 OF 1

OWNER/DEVELOPER  
BUTCHERTOWN DEVELOPMENT, LLC  
1435-B STONY AVENUE  
LOUISVILLE, KY 40206  
502 295-2897

PROJECT:  
1043 & 1045 E. WASHINGTON STREET  
1043 & 1045 E. WASHINGTON ST. LOUISVILLE KY 40206  
D.B. 9110 PG. 592 TAX BLOCK 19G LOTS 126 & 127

URBAN VENTURES, LLC  
Planning • Design • Development Services  
1614 Rosewood Avenue  
Louisville, KY 40204  
Phone 502.592.2990  
Fax 502.486.5372  
UrbanVenturesLLC@gmail.com